



PLANNING BOARD AGENDA

Tuesday, July 23, 2013
12:00 P.M.

CITY COMMISSION CHAMBERS

I. Discussion

- A. [Requirements for Ownership Disclosures](#)
- B. [Sunset Harbor Neighborhood Improvements](#)

II. Administration

- A. After Action Report – June 25, 2013

III. Items for Continuance / Withdrawal / Other

- A. **File No. 2065. 309 23rd Street – Villa Azur.** The applicant, MMPB Group, LLC, is requesting approval for a Modification to a Conditional Use Permit, pursuant to Chapter 118, Articles IV and V, Division 6, of the Miami Beach City Code, to expand the Neighborhood Impact Establishment to the adjacent space, including a private lounge connected to the existing restaurant. **[Staff is requesting a continuance to August 27, 2013.]**
- B. **File No. 2124. 321 Ocean Drive – Mechanical Lifts.** The applicant, 321 Ocean Drive, LLC, is requesting a Conditional Use Permit pursuant to Chapter 130, Article II of the Miami Beach City Code, for a mechanical parking system.

IV. Progress Reports

- A. [File No. 2074. 2000 Collins Avenue – Units 6, 7, 8, & 10. Barezzito.](#) 90-day Progress Report as mandated by the CUP.
- B. [File No. 2094. “600 Alton Road” 500, 517, 520, 522, 530, 5410, 550, 630, 650 Alton Road, 1220 Sixth Street, 525 and 541 West Avenue.](#) 90-day Progress Report as mandated by the CUP.

V. Public Hearings

- A. **Previously Continued Items from May 28, 2013**
 - 1. [File No. 2105. RM-3 ACCESSORY USE SIGNAGE.](#) **AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS, BY AMENDING CHAPTER 138, "SIGNS", ARTICLE I, "IN GENERAL", SECTION**

138-8, "SIGNS FOR OCEANFRONT BUILDINGS," TO MODIFY THE ACCESSORY USE SIGN REQUIREMENTS FOR OCEANFRONT BUILDINGS; BY AMENDING ARTICLE V, "SIGN REGULATIONS BY DISTRICTS", SECTION 138-171, "GENERAL PROVISIONS," AND SECTION 138-172, "SCHEDULE OF SIGN REGULATIONS FOR PRINCIPAL USE SIGNS," TO MODIFY THE REQUIREMENTS FOR HOTELS AND APARTMENT BUILDINGS WITHIN THE RM-3 DISTRICT; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY AND AN EFFECTIVE DATE.

2. [**File No. 2121. HEIGHT RESTRICTIONS IN PROXIMITY TO SINGLE FAMILY DISTRICTS.**](#) AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS", ARTICLE IV, "SUPPLEMENTARY DISTRICT REGULATIONS", DIVISION 5, "HEIGHT REGULATIONS", BY CREATING SECTION 142-1162 TO ESTABLISH MAXIMUM HEIGHT REGULATIONS FOR ANY NON-SINGLE FAMILY PROPERTY LOCATED WITHIN 100' OF A SINGLE FAMILY ZONING DISTRICT; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; APPLICABILITY; AND AN EFFECTIVE DATE.

B. Previously Continued Items from June 25, 2013 (including pending requests for continuances)

1. [**File No. 2123. 1861 Bay Road – Service Center.**](#) The applicant, Royal Empire, LLC, is requesting a Conditional Use Permit pursuant to Chapter 118, Article IV of the Miami Beach City Code, for an automotive service center to be operated by a tenant on the site located in the I-1 Light Industrial District. **[Time certain 2:00 PM or shortly thereafter].**
2. [**File No. 1898 1100 West Avenue – Mondrian Hotel.**](#) The applicant, 1100 West Properties, LLC, is requesting approval for a modification to a Conditional Use Permit pursuant to Chapter 118, Article IV of the Miami Beach City Code, in order to modify certain conditions.
3. [**File No. 1991. 1747-1759 Bay Road – Tremont Towing & Restaurant/Retail.**](#) The applicants, 1747 Bay road Properties, LLC and Cueto Miami, LLC, are requesting approval for modifications to a Conditional Use Permit, including changing the names of the owners and modifying or removing several conditions of the Conditional Use Permit, pursuant to Chapter 118, Article IV, of the Miami Beach City Code.
4. [**File No. 2114. 1747-1759 Bay Road - Tremont Towing & Restaurant/Retail.**](#) The applicants, 1747 Bay road Properties, LLC and Cueto Miami, LLC, are requesting approval for a division of land/lot split, pursuant to Chapter 118, Article VII, of the Miami Beach City Code, to divide the existing single property, into two separate parcels.

C. New Applications

1. [File No. 2126. 1741 Cleveland Road - Boat Dock](#). The applicant, Hugval, LLC/Thierry Sportich is requesting a Conditional Use Permit pursuant to Chapter 118, Article II and Chapter 142, Article IV of the Miami Beach City Code, for the construction of a new L-shaped wood dock, boat lift, and mooring piles, projecting a total of 85 linear feet from the seawall.

V. NEXT MEETING DATE REMINDER:

Tuesday, August 27, 2013 @ 1:00 p.m. – Discussion and Planning issues
@ 2:00 p.m. – Regular Agenda (unless otherwise changed
in consultation with the Chairperson depending on the
length of the agenda)

VI. Adjournment

Planning Board members: Please mark your calendars and inform staff if you have a schedule conflict. Remember to save the plans and backup materials from items that were continued or deferred; the Planning Department does not have any additional copies.

All persons are invited to appear at this meeting or be represented by an agent, or to express their views in writing addressed to the Planning Board c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, City Hall, Miami Beach, Florida 33139.

Pursuant to Florida Stat. 286.0105, the City hereby advises the public that; if a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or its hearing, they must insure that a verbatim record of the proceedings is made, which record include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

Persons entitled to notice of a City hearing shall be timely informed as to the time, place and nature of the hearing and the legal authority pursuant to which the hearing is to be held. Failure by an individual to receive such notice shall not constitute mandatory grounds for canceling the hearing or rendering invalid any determination made at such hearing.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE BOARD'S ADMINISTRATOR NO LATER THAN FOUR DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 673-7550 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS, (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE), FOR ASSISTANCE.
